



Public Notice

Applicant:
City of Solon

Date:
Published: Dec. 8, 2000
Expires: Jan. 7, 2001

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-CO-R RE: 97-494-0013(1) Section: OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Mr. Don Holub, on behalf of the City of Solon, 6679 SOM Center Road, Solon, Ohio 44139, has requested a Department of the Army (DA) Permit to place fill in waters of the United States for the construction of the Solon Community Center. The project is located off of Portz Parkway, in the City of Solon, Cuyahoga County, Ohio.

Department of the Army authorization is required to place fill in approximately 3.04 acres of wetland.

Site History: On January 17, 1997, the City of Solon received DA authorization to place fill in 0.72 acre of jurisdictional wetland for the construction of Portz Parkway (reference DA Processing No. 97-494-0013[0]). The 0.72 acre of impact from Portz Parkway is not being considered as part of a single and complete project with the proposed Solon Community Center.

Current Proposal: The City of Solon would like to place fill material in approximately 3.04 acres of Federal wetland for the construction of a community recreation center. The new facility will consist of buildings, pools, parking lots, a jogging track, and utilities.

As mitigation for these impacts, the applicant has proposed both on-site and off-site mitigation projects. The on-site mitigation will consist of enhancing the remaining seven (7) acres of wetland through increasing vegetation and habitat diversity. The off-site component will consist of the restoration/creation of approximately three (3) acres of wetland at the site of the Blue Heron Rookery located off of Russell Drive within the City of Solon (Sheets 7-8 of 8). The City of Solon is currently working with the Ohio Department of Natural Resources to dedicate this area for protection. The applicant is currently preparing the draft mitigation plan.

The applicant's stated purpose for this project is to provide a new community center for the City of Solon with public access. There are two existing private health clubs within the City, but the proposed community center will be available to the general public.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Martin P. Wargo, who can be contacted by calling (716) 879-4116, or by e-mail at: martin.p.wargo@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, and should be marked to the attention of Martin P. Wargo, or by e-mail at: martin.p.wargo@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

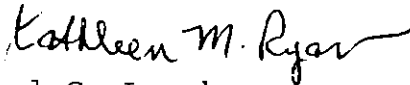
Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

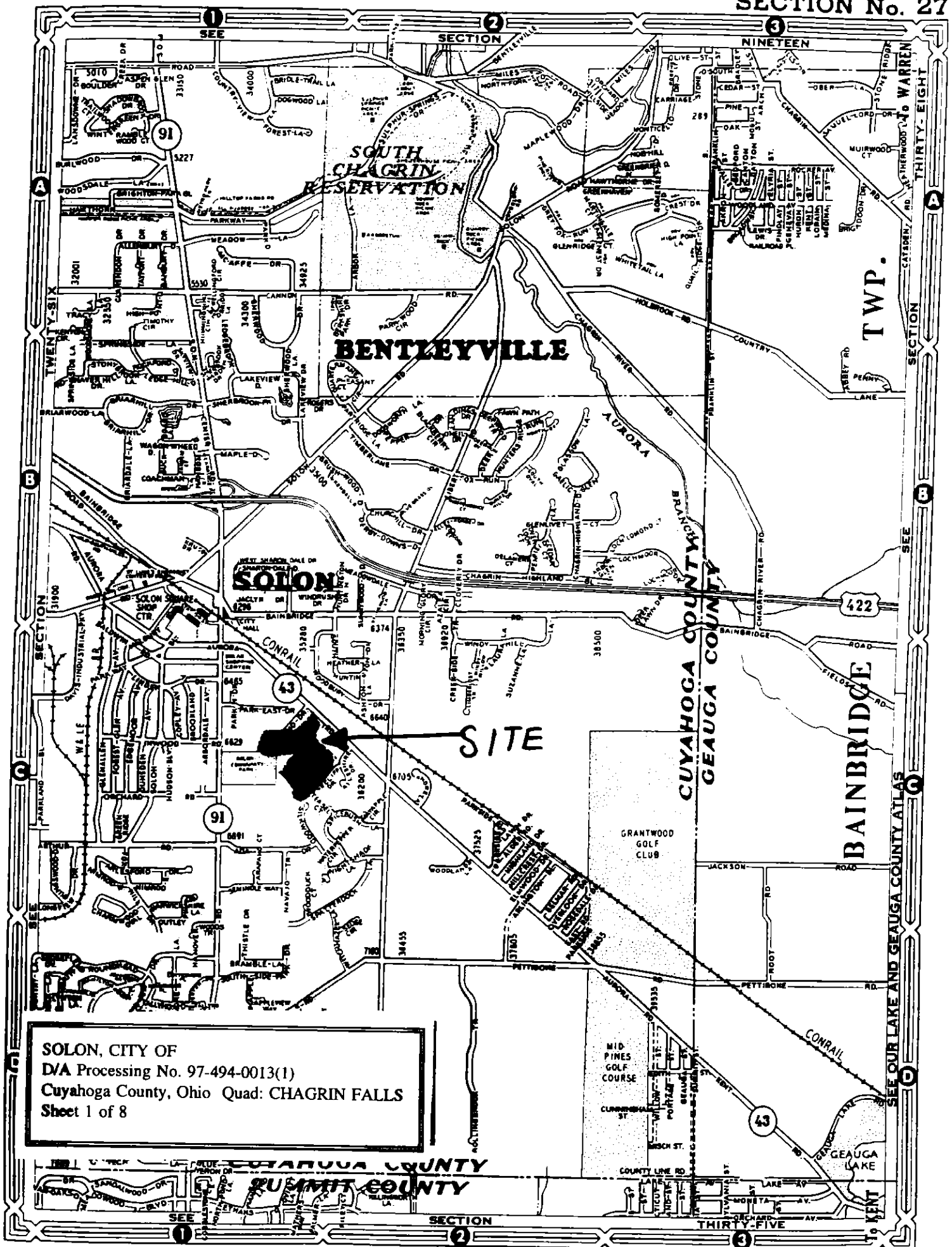
The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

for 
Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 1 of 8

"WETLAND DELINEATION"



NORTH



① SAMPLE POINT

② WETLAND AREA ON CITY OF SOLON PROPERTY - 10.149 ACRES

③ WETLAND AREA ON SOLON SCHOOL PROPERTY - 2.843 ACRES

CITY ARCHITECTURE

SOLON COMMUNITY CENTER

WETLAND DELINEATION

1" = 100'

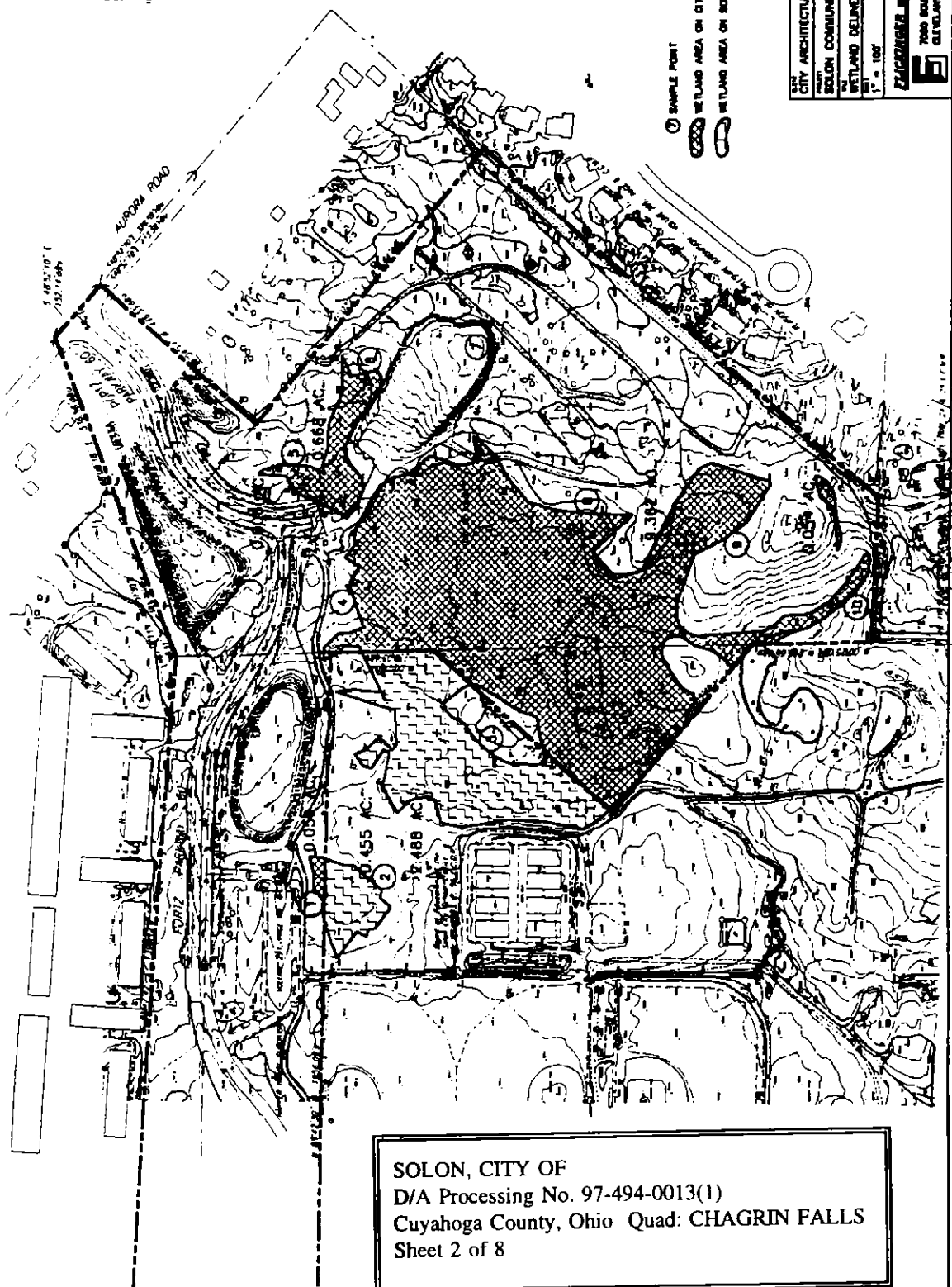
FLACK+KURTZ ASSOCIATES, INC.

7000 SOUTH EXETER ROAD, SUITE 100

CLEVELAND, OHIO 44111 (440) 535-1160

DATE: 10/1/98

BY: [Signature]



SOLON, CITY OF
D/A Processing No. 97-494-0013(1)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 2 of 8



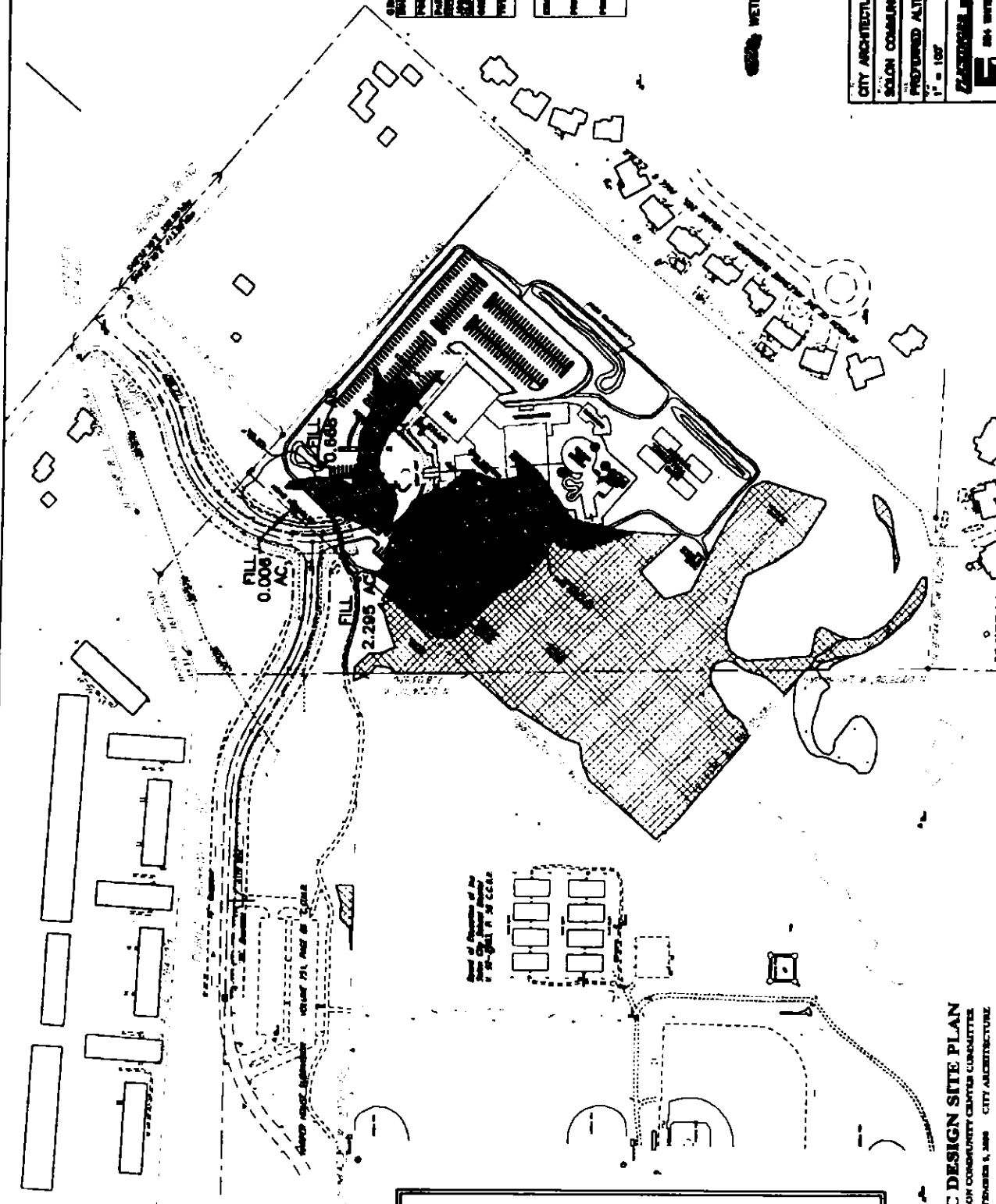
GRAPHIC SCALE
1" = 100 FT.
0 50 100

EXISTING AREA COVERAGE		WETLAND AREA COVERAGE	
FOREST & VEGETATION	1,154,000 S.F.	FOREST & VEGETATION	1,154,000 S.F.
WATER	1,154,000 S.F.	WATER	1,154,000 S.F.
PAVED AREA COVERAGE	1,154,000 S.F.	PAVED AREA COVERAGE	1,154,000 S.F.
GRAVEL COVERAGE	1,154,000 S.F.	GRAVEL COVERAGE	1,154,000 S.F.
ROCK COVERAGE	1,154,000 S.F.	ROCK COVERAGE	1,154,000 S.F.
OTHER COVERAGE	1,154,000 S.F.	OTHER COVERAGE	1,154,000 S.F.
TOTAL	1,154,000 S.F.	TOTAL	1,154,000 S.F.

EXISTING WETLAND COVERAGE	1,154,000 S.F.
PROPOSED WETLAND COVERAGE	1,154,000 S.F.
PROPOSED WETLAND REPLACEMENT	1,154,000 S.F.

WETLAND FILL AREA = 2,008 ACRES

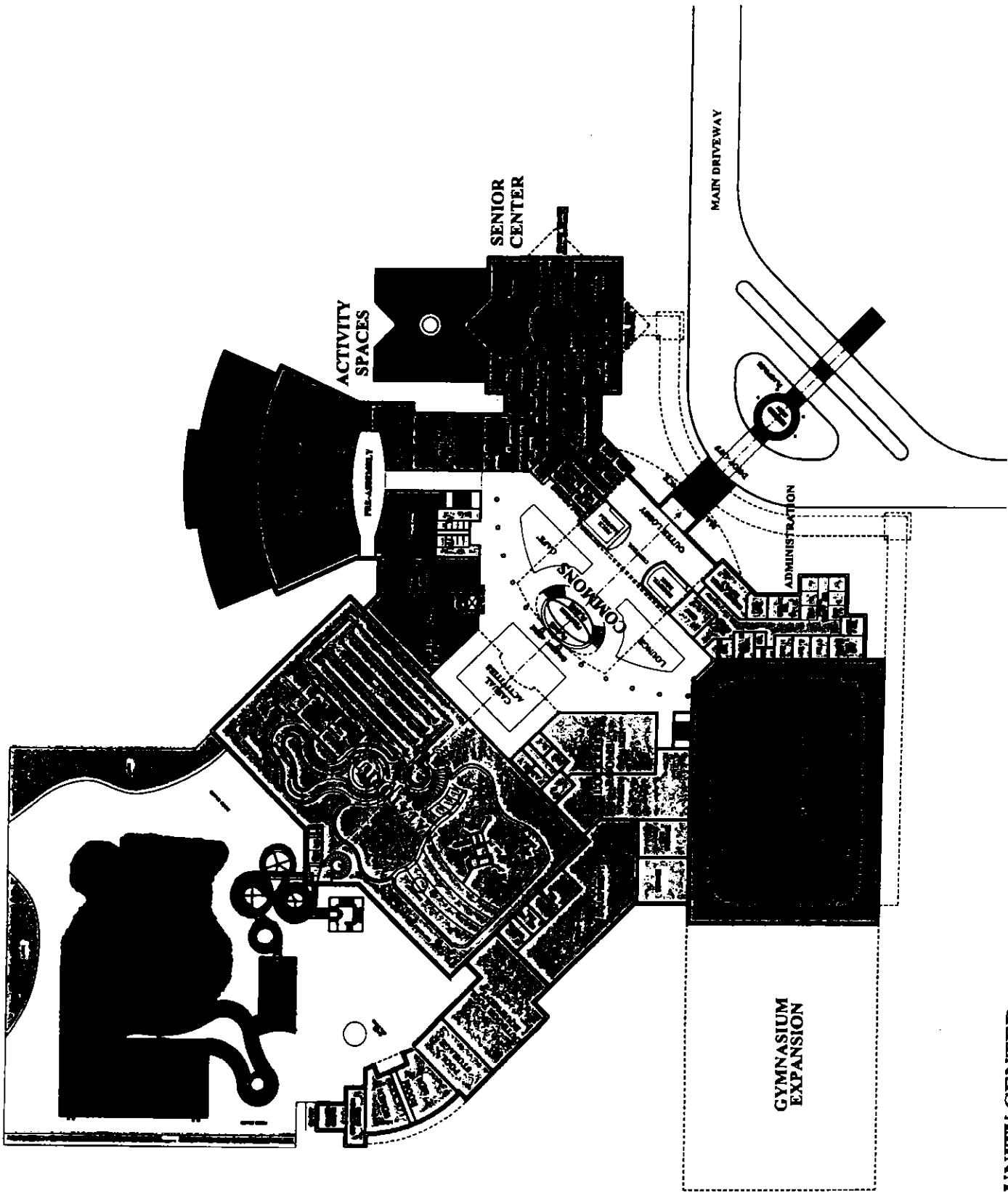
CITY ARCHITECTURE
SOLON COMMUNITY CENTER
PROPOSED ALTERNATIVE
1" = 100'
PLANNING & DESIGN GROUP, INC.
200 W. MAIN ST., SUITE 100
PARLIS, OH 44130 (216) 888-0888
1 of 1



SOLON, CITY OF
D/A Processing No. 97-494-0013(1)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 3 of 8

SCHEMATIC DESIGN SITE PLAN
SOLON COMMUNITY CENTER CLUSTER
SEPTEMBER 1, 1998 CITY ARCHITECTURE

"PROPOSED SITE PLAN"



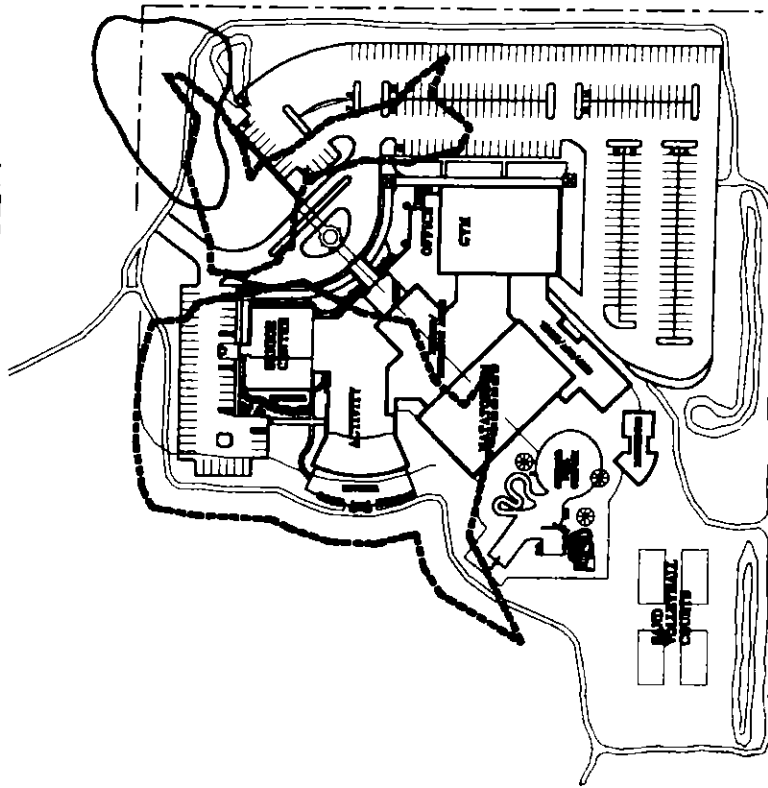
CONCEPTUAL 1ST FLOOR PLAN
 SOLON COMMUNITY CENTER COMMITTEE
 APRIL 7, 2000
 CITY ARCHITECTURE

SOLON, CITY OF
 D/A Processing No. 97-494-0013(1)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 4 of 8

SOLON COMMUNITY CENTER
 SOLON, OHIO

OPTION 3: MODERATE WETLAND DISRUPTION

SOLON, CITY OF
D/A Processing No. 97-494-0013(1)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 5 of 8



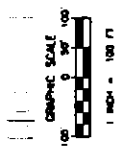
GROUND AREA COVERAGE		
BUILDING AREA COVERAGE	96,680 SF (2.2 ACRES)	8.3%
POOL & TERRACES	32,860 SF (.75 ACRES)	2.8%
PARKED AREA COVERAGE (TOTAL PARKING 325 SPACES)	160,000 SF (3.67 ACRES)	13.8%
JOGGING TRACK (3,370 LF)	20,220 SF (0.46 ACRES)	1.7%
GREEN SPACE COVERAGE	854,485 SF (19.62 ACRES)	73.4%
TOTAL	1,164,165 SF (26.7 ACRES)	100%

EXISTING WETLAND COVERAGE	= 444,530 S.F. (10.20 ACRES)
PROPOSED WETLAND COVERAGE	= 316,200 S.F. (7.23 ACRES)
PROPOSED WETLAND DISPLACEMENT	= 129,330 S.F. (2.97 ACRES)

SOLON COMMUNITY CENTER
SOLON, OHIO




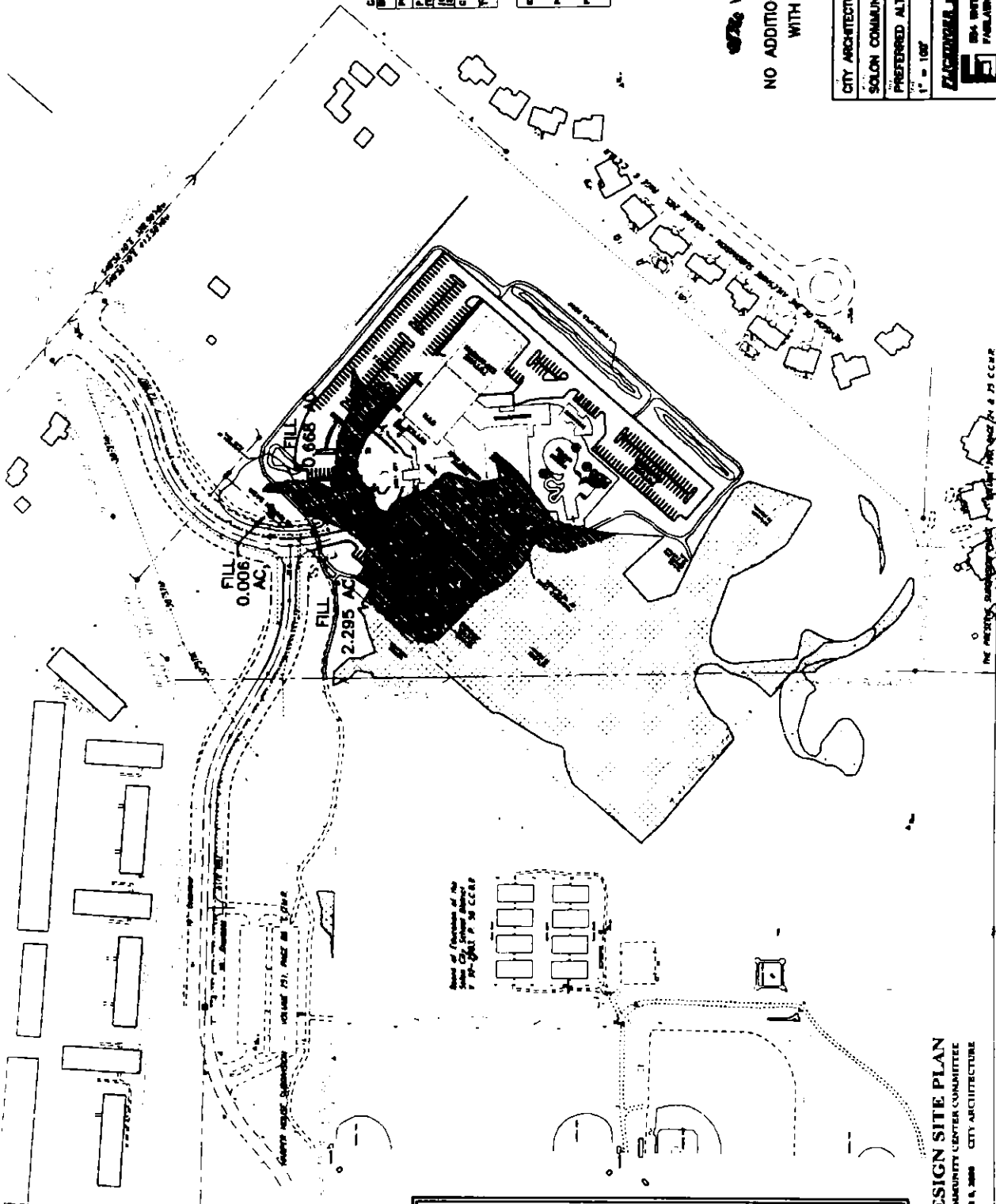
SCHEMATIC DESIGN SITE PLAN
SOLON COMMUNITY CENTER COMMITTEE
SEPTEMBER 20, 2000 CITY ARCHITECTURE



GROUND AREA COVERAGE		
MINIMUM AREA COVERAGE	60,000 SF	0.30
POOL & TERRACES		
POOL	10,000 SF	0.05
TERRACES	2,000 SF	0.01
PAVED AREA COVERAGE		
PAVED	100,000 SF	0.50
(PAVED, PAVED OR GRASS)		
SEEDING TRACE		
SEEDING	60,000 SF	0.30
(SEEDING, PAVED OR GRASS)		
GRASS AREA COVERAGE		
GRASS	85,000 SF	0.43
(GRASS, PAVED OR GRASS)		
TOTAL		
	147,000 SF	0.74
GRASSING RETAINED COVERAGE		
GRASSING	444,000 SF	2.22
(GRASSING, PAVED OR GRASS)		
PAVED RETAINED COVERAGE		
PAVED	210,000 SF	1.05
(PAVED, PAVED OR GRASS)		
PERFORMED SITE/RETAINED COMPLIANCE		
	100,000 SF	0.50
(PAVED, PAVED OR GRASS)		

WETLAND FILL AREA
NO ADDITIONAL FILL WILL OCCUR
WITH THE EXPANSION

QTY ARCHITECTURE	SOLON COMMUNITY CENTER	PREFERRED ALTERNATIVE, FUTURE EXPANSION	1" = 100'	9-18-00	CONCERN	Project/Draw	1 of 1
 ELECTROLUX HOME APPLIANCE GROUP, INC. 804 WHITE POND DRIVE, SUITE D FAIRLAWN, OHIO 44120 (216) 885-0988							



"POTENTIAL FUTURE EXPANSION"
[NO NEW WETLAND IMPACTS]

SOLON, CITY OF
D/A Processing No. 97-494-0013(1)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 6 of 8

SCHEMATIC DESIGN SITE PLAN
BULLIN COMMUNITY CENTER COMMITTEE
SEPTEMBER 8, 2006 CITY ARCHITECTURE

